



**City Council
SPECIAL MEETING AGENDA
Presentation and Workshop on Freeway Manor
March 26, 2024
8:30 AM**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154**

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

**AGENDA
TUESDAY, MARCH 26, 2024 at 8:30 a.m.**

Call to Order

Meeting/Presentation-Starts at 8:30 a.m.

Workshop on Freeway Manor Subdivision including history, zoning, land uses, infrastructure, code violations and direction forward including a presentation, driving tour and discussion.
(B.James/L.Wood/R.Vera)

Driving Tour-Starts at 9:00 a.m.

Discussion and Action Items

Reconvene Meeting-Council Chambers at 11:00 a.m.

Adjournment

CERTIFICATION

I, SHEILA EDMONDSON, CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 22ND DAY OF MARCH 2024 AT 4:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON _____ DAY OF _____, 2024.

TITLE: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1030.

The City Council for the City of Schertz reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

CITY COUNCIL MEMORANDUM

City Council Meeting: March 26, 2024
Department: Planning & Community Development
Subject: Workshop on Freeway Manor Subdivision including history, zoning, land uses, infrastructure, code violations and direction forward including a presentation, driving tour and discussion. (B.James/L.Wood/R.Vera)

BACKGROUND

The Freeway Manor Subdivision is located off of the IH-35 corridor in Schertz, between Cibolo Valley Dr and Belmont subdivision. Neighborhood Services and various city departments have been working to address code violations, illegal dumping and construction without permits in this subdivision. Freeway Manor is a subdivision that was platted in the County in 1958 and annexed into the city in 3 swaths in 1974, 1981 and 1990. The property was originally platted with 245 lots with most of the lots designated as residential except the lots along the highway frontage which are permitted for commercial use in accordance with the restrictions on the plat.

As of today, the subdivision has no paved streets, no public sewer and 5 water meters installed. There is no public sewer or any identified septic systems on any of the lots; however, 2 lots have septic permits from Guadalupe County. City departments face challenges when responding to calls for service in the area.

The City has been acquiring lots in Freeway Manor as they come up for sales.

The presentation will include history, violations observed and possible next steps.

Attachments

Freeway Manor

FREEWAY MANOR

REBECCA VERA | NEIGHBORHOOD SERVICES MANAGER

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

FREEWAY MANOR

HISTORY

The neighborhood known as Freeway Manor is 69.07 acres of land situated in both Comal and Guadalupe Counties, Texas of which 8.93 acres are in Comal and the remaining 60.14 acres in Guadalupe County. This property was platted in February of 1958 into 245 parcels. No infrastructure was installed. The development was annexed into the City of Schertz in 3 separate actions beginning in 1974, 1981 and 1990 and was zoned General Business (GB) in February 2007.

The area remains largely undeveloped and is a dumping hot spot. A team of City departments started a clean up effort in 2020. Working several weeks to clear trash, debris and discarded materials from City lots and documenting violations in the subdivision. In early 2023, Neighborhood Services received several nuisance complaints and began subdivision inspections and outreach.

FREEWAY MANOR

FACTS

- No infrastructure
- No public water service
- No sewer service
- Lack of utilities prohibits pulling of work permits, requires property owners to install supporting infrastructure. Projects cost prohibitive.

FREEWAY MANOR



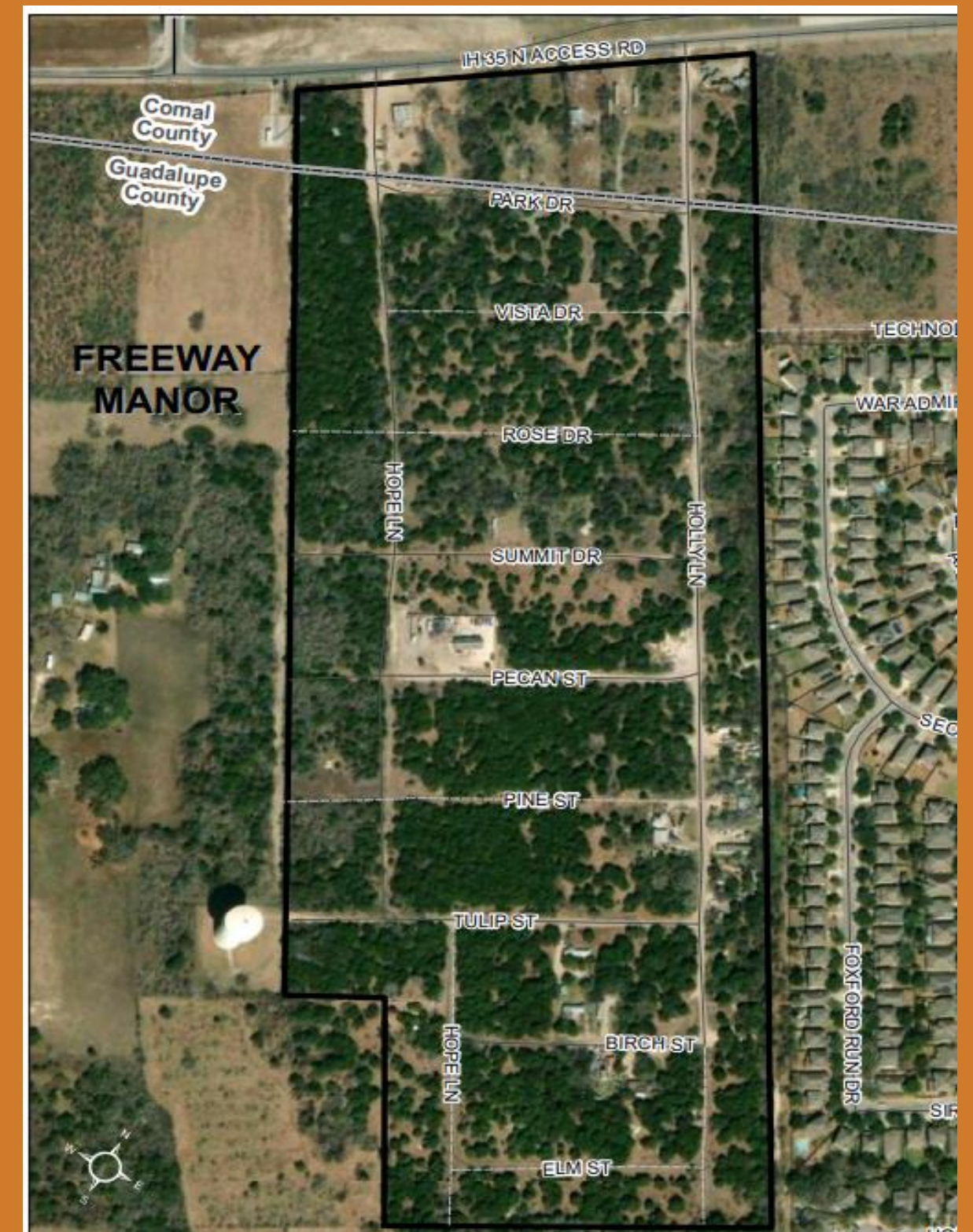
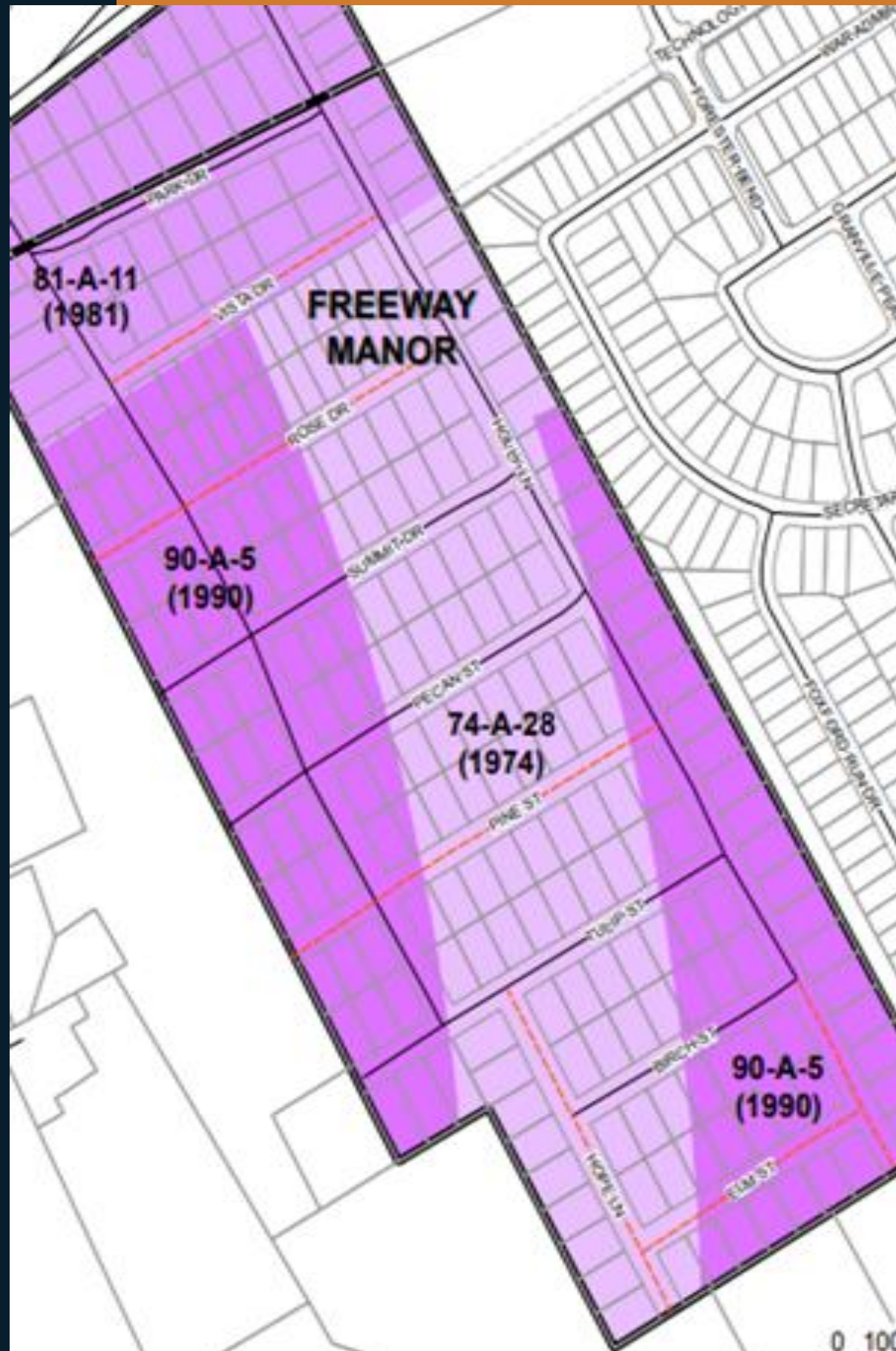


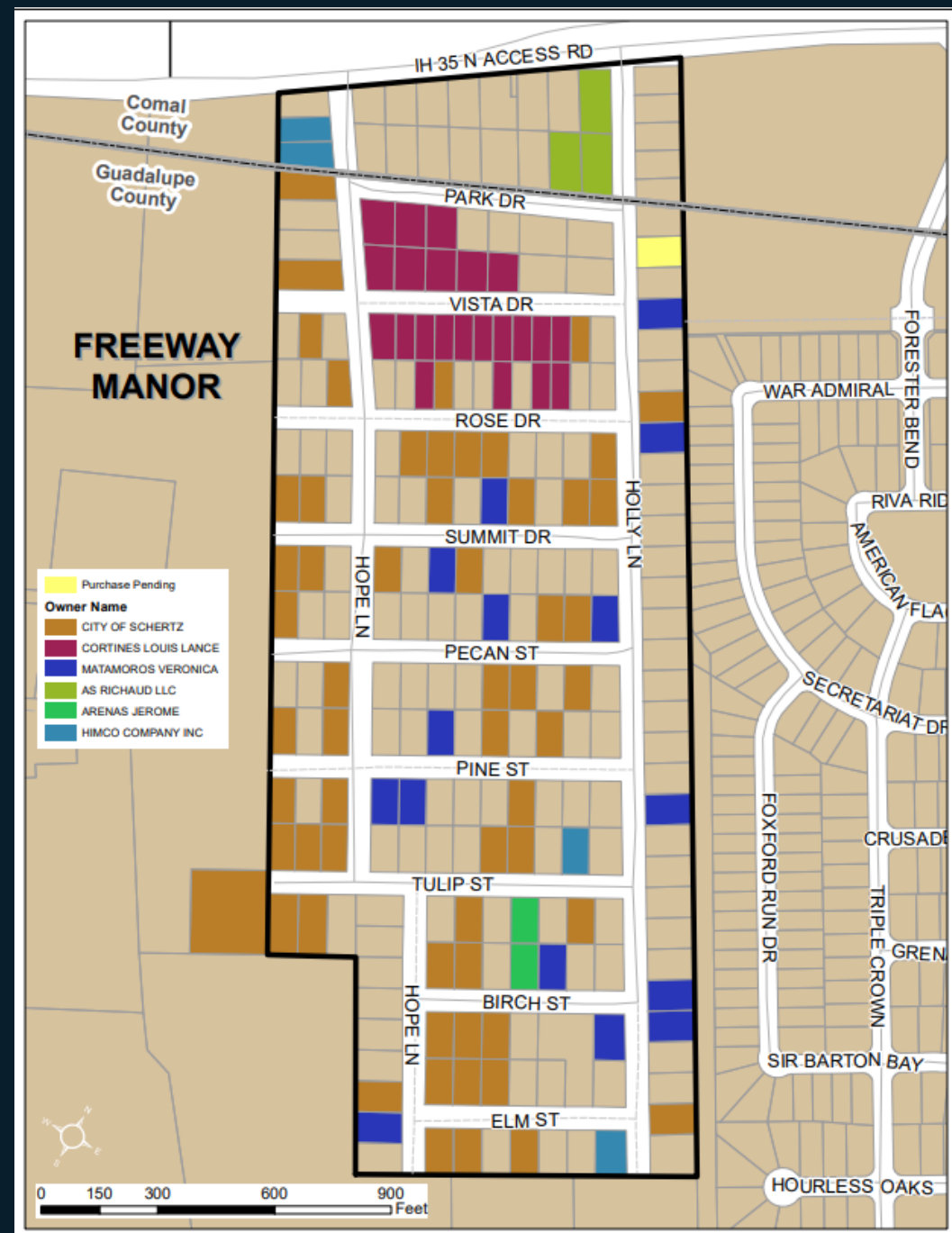
Image from 1995

Image from 2024



ANNEXATION

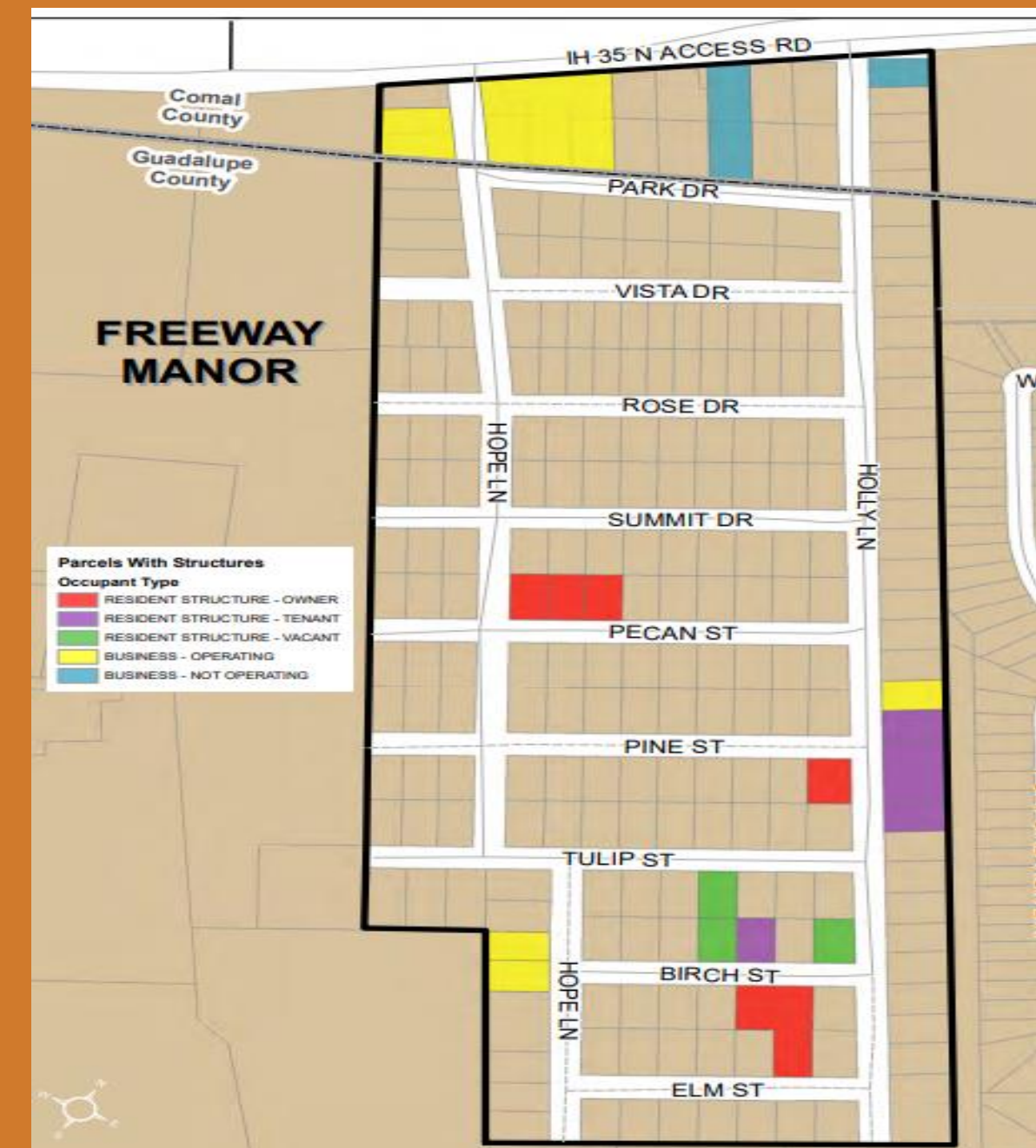
Began in 1974 and was followed by additional actions in 1981 and 1990.



Majority property owners

City of Schertz holds a total of 59 parcels.

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.



Residential and Business Structures

Total structures + RVs	24
Residential	21
Business	3

NEIGHBORHOOD SERVICES

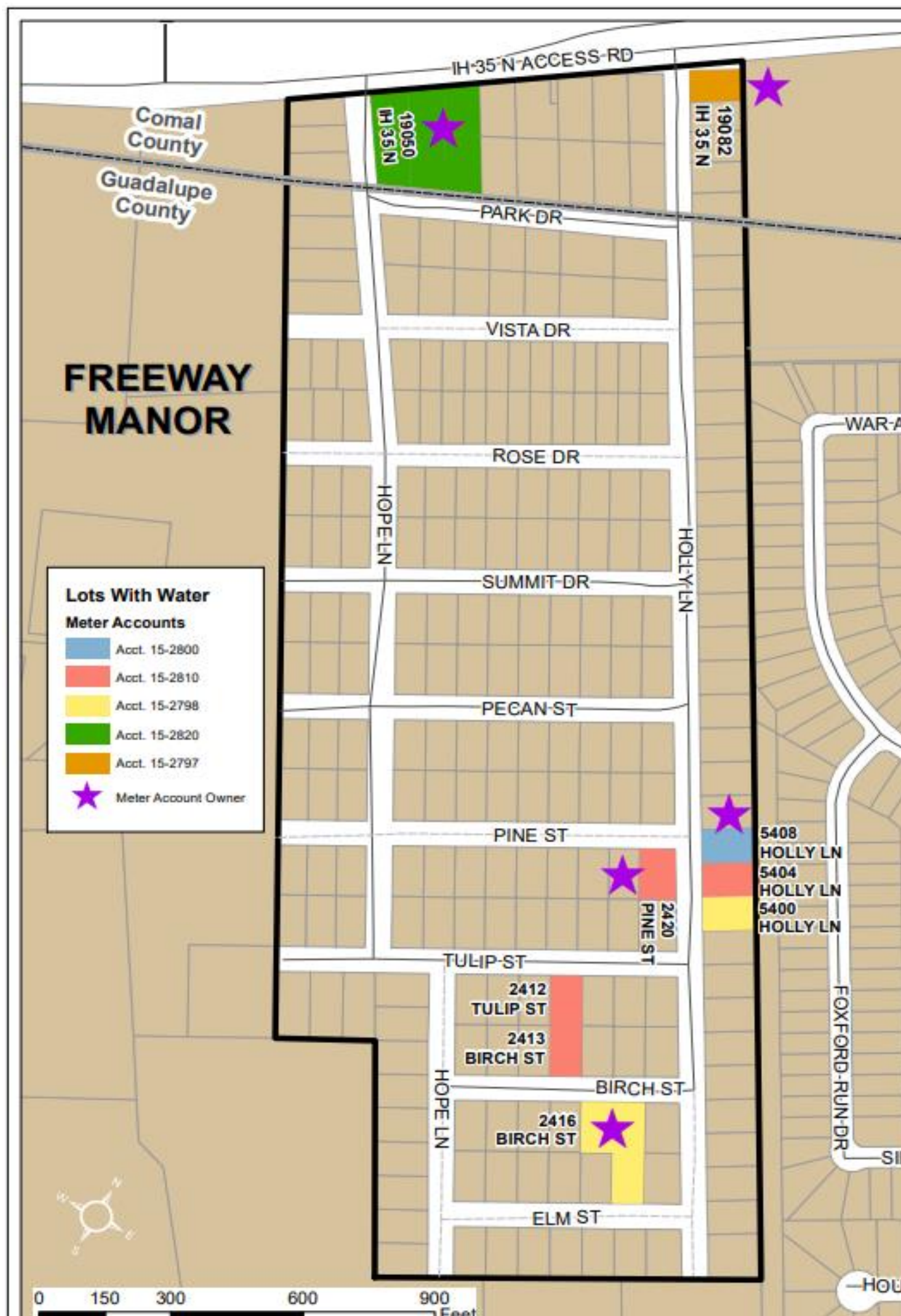
Code enforcement activities

- On May 16, 2022, the City went live with CityView for violation tracking and since the implementation there are 190 active code enforcement investigations within Freeway Manor to date. Records prior to 2022 in this area are limited.
- Violations Noted: Clearing and grading, lack of utilities, building code, zoning, nuisance, property maintenance and work without a permit, sharing of utilities, building in easement.

SIGNIFICANT VIOLATIONS

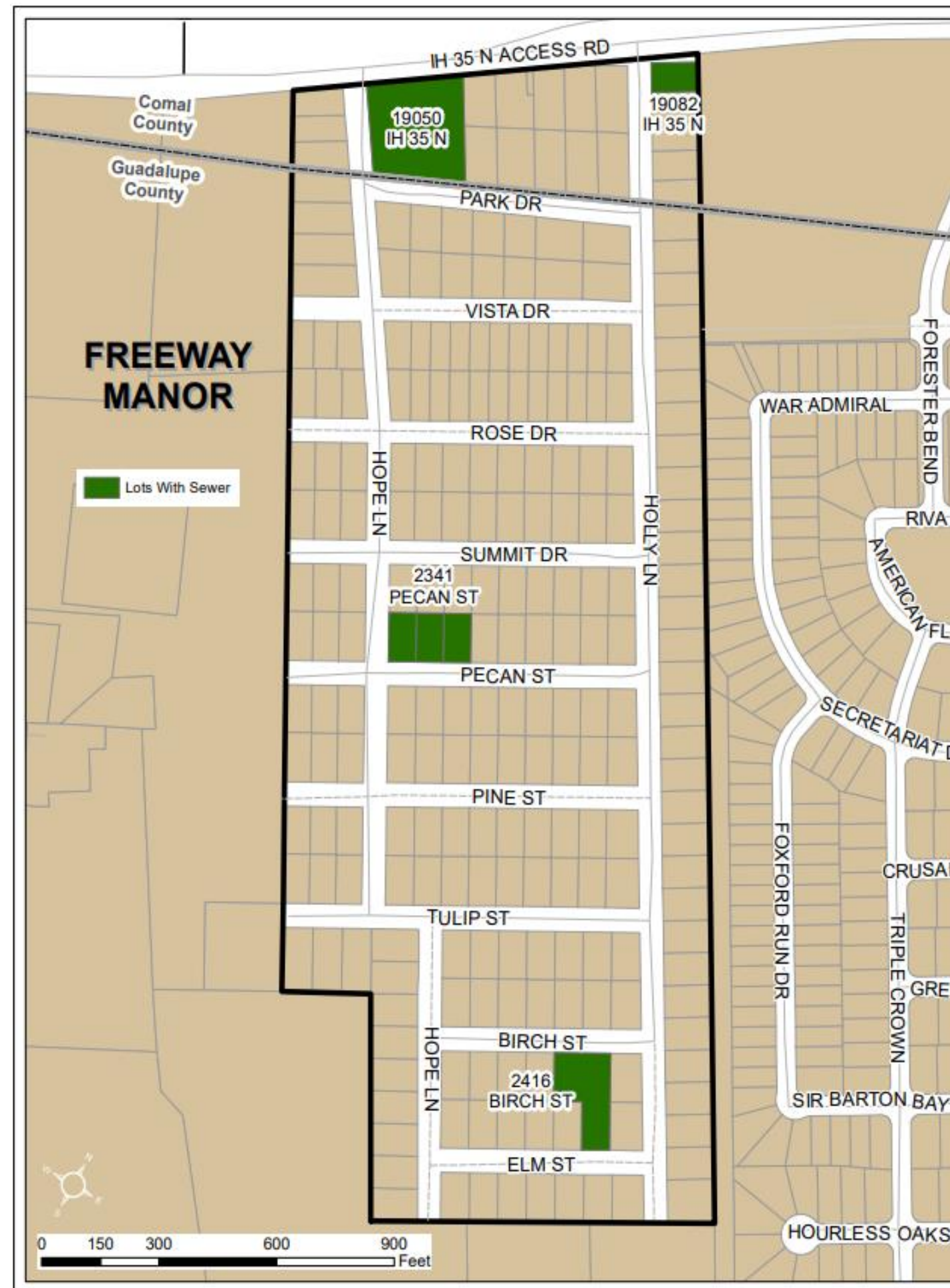
- Building of substandard structures, to include additions to these structures.
- People are residing in these structures without utilities.
- Illegal, non-permitted development continues.

WATER SERVICE



SEPTIC SERVICE

- Marked properties/lots have a record of installation with the County
- None of the septic's have current service records.



INSPECTIONS

Properties

Total properties	245
City owned	59
Privately owned	186

Structures/Dwellings

Total structures	18
Recreational Vehicles	8

Utilities

Residential	3 water service accounts *7 tapped into lines *1 claims to haul water 2 records of septic/sewer services from Guadalupe, owners do not have records
Business	2 water service accounts 0 records of septic/sewer services

EFFORTS

- **Resident outreach**

City provided and located roll off dumpsters in the subdivision for residents use to assist with debris removal for over 120 days in 2023.

NS visited each occupied property and mailed courtesy notices to all property owners. NS continues to perform monthly inspections.

- **Records review**

There are no records of permits for work.

Guadalupe County has records for 2 septic systems dating back to 1983 and 1994.

24 Notices of Violation have been issued to date: work without permit, dumping, violations of trash/debris, clearing and grading, inoperable vehicles, zoning, building in ROW and unsecured structures.

- **City owned lots**

There is extensive vegetation and dumping

- **Municipal code review**

Municipal code review with City Attorney confirms actions can be taken for lack of services.

YEAR BUILT

Resident Address	Year Built	Occupied	Annexed
5408 Holly	1980	tenant	1990
2420 Pine	Unknown	owner	1990
5404 Holly	Unknown	tenant	1990
5400 Holly	Unknown	tenant	1990
2412 Tulip	Unknown	vacant	1974
2413 Birch	Unknown	vacant	1974
2417 Birch	Unknown	tenant	1990
2416 Birch	1950/ addition 2010	owner	1990
2333-41 Pecan	1961	Owner	Portion in 1974 and a portion in 1990
5412 Holly	Unknown	tenant	1990

Business Address	Year Built	In Operation	Annexed
19050 IH 35 N	1985	Yes	1981
19082 IH 35 N	2008	No	1981
6001-05 Hope	Unknown	Unknown	1981
5209 Hope	Unknown	Yes	1974
5213 Hope	Unknown	Yes	1974
5500 Holly	Unknown	Unknown	1990

EMERGENCY SERVICES

(POLICE, FIRE AND EMS)

- Police department - calls for service in this subdivision are consistent with other neighborhoods – Holly Lane is an outlier
 - April 2021 – April 2023 93 CFS (4 Written Reports)
 - Holly Lane 39 CFS (42%)
 - Noise Disturbance #1 CFS (40x's) 43%
 - Animal Call/Barking Dog #2 CFS (23x's) 25%
 - Noise and Animal CFS 68%
 - 15 CFS 5408 Holly Ln (16%)
 - Zero Tolerance for Noise Disturbance CFS
- Fire and EMS – with the lack of infrastructure it is difficult to provide services to this area due to the substandard streets and lack of fire hydrants.

POSSIBLE SOLUTIONS

- **Take no action and remain in status quo.**
 - **Illegal development likely to continue and get worse**
 - **Public Works estimates \$46,000 to clean-up current debris.**
- **Move forward on all violations.**
 - **Aggressively pursue code enforcement to include addressing lack of utilities**
- **City to continue to acquire properties**

POSSIBLE SOLUTIONS

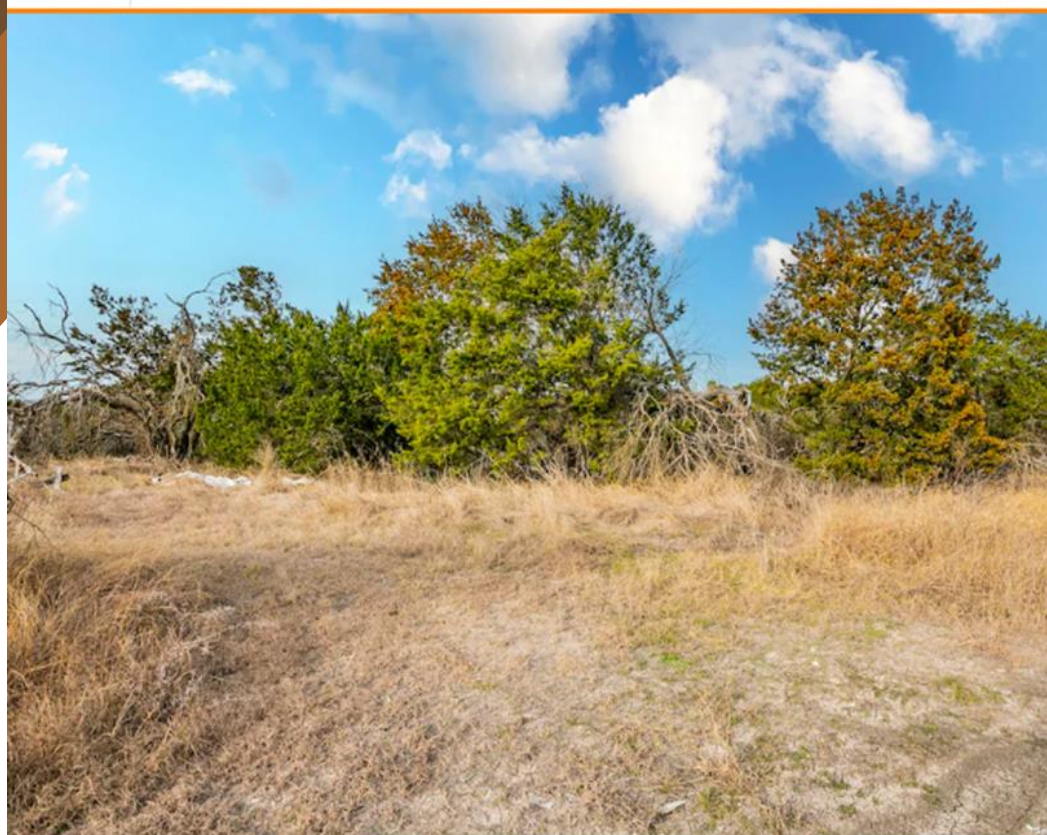
- Invest in infrastructure

A rough (ballpark/order of magnitude) estimate of infrastructure construction to build out the Freeway Manor Subdivision is \$12 million.

Build out would include the following approximate quantities:

- 12,000 linear feet of local road
- 890 linear feet of collector road (future Ripps Kreusler extension is along Vista)
- 13,000 linear feet of 8" water main
- 15,500 linear feet of 8" wastewater main

FREEWAY MANOR LOTS FOR SALE



\$49,900

0 Summit Hill Dr
Schertz, TX 78154
Northcliffe Neighborhood

2328 Rose Dr
2328 Rose Dr, Schertz, TX 78108
13 min

Directions Start Save Add

Measure distance

Land for sale
\$25,000 · Sold

Alerts Share Save

Description
PLot/terreno for sale 🔥
Schertz Texas near of 35
Hope In dimension 6594 sqft survey attached...
See more

Home Video Marketplace Events Notifications 9+ Menu

5908 HOLLY LN | CIBOLO, TX

\$22,999

N/A
BED

N/A
BATH

N/A
SQFT

0.176
ACRES

DETAILS

STATUS: Pending

YEAR BUILT:

TYPE: residential lot and acreage

PARKING:

TOTAL STORIES:

MLS: 1733679

COUNTY: Comal

PRICE PER SQFT \$

PRICE PER ACRE \$

PROPERTY DESCRIPTION

*Seller financing available, please send an email requesting terms. Before submitting any contract, please request the seller's addendum. The buyer pays all closing costs. Seller choice of Title Company.

FREEWAY MANOR LOTS PURCHASED

BY CITY OF SCHERTZ 2023

Lot 11 Block 4 Summit

Lot 2 Block 8 Tulip

Lot 13 Block 7 Tulip

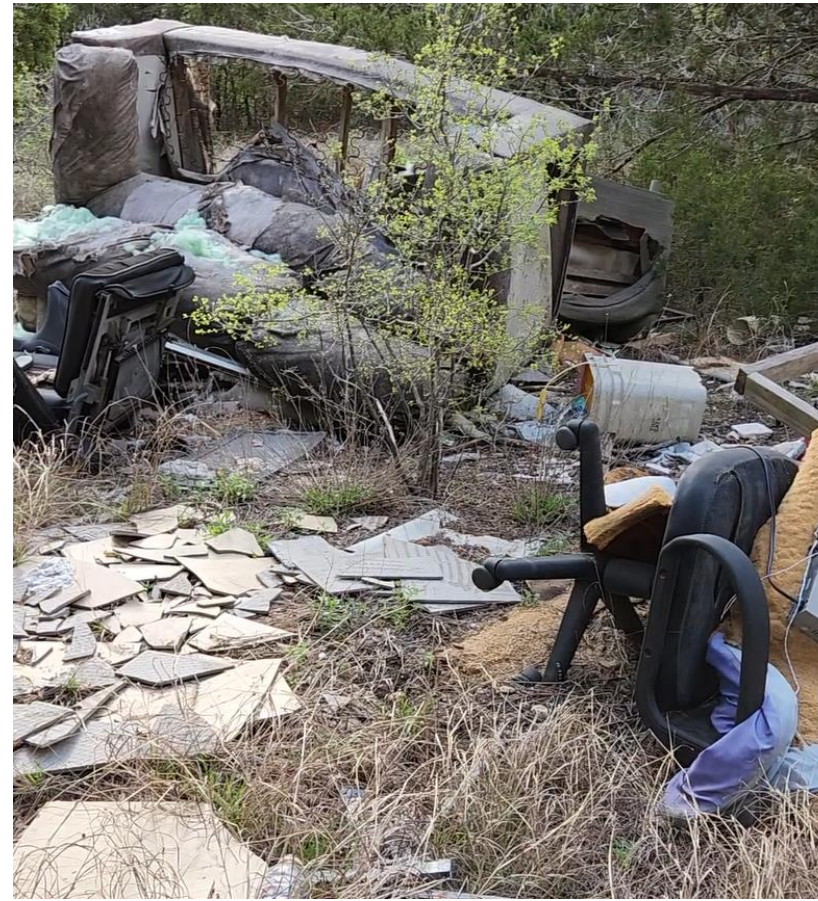
Lot 1 Block 5 Hope

Lot 2 Block 9 Birch

Lot 6 Block 7 Pine Street

*Average purchase price \$10,000

CITY OWNED LOTS



STAFF RECOMMENDATIONS

- Move forward on all violations.
 - This will be a messy process- moving people out of homes
- Review occupied properties based on legal determinations.
- Look for ways to limit access except for property owners.
- City more aggressively acquire properties include seeking approval for eminent domain.

COMMENTS & QUESTIONS

19070 IH 35 N



Installed:	Tax Assessor records show a carport in 1989, annexed in 1981.
Violations:	54.22.b.2 Unsound fence or accessory structure.
Status:	Owner is responsive.

19074 IH 35 N



Violations:

21.10.2 E All driveways and all required off-street

Parking spaces shall be on a paved concrete or asphalt surface.

Status:

Owner is responsive. Frequently a target of graffiti and vandalism. Annexed in 1981.

19082 IH 35 N



Installed	Tax Assessor list 2008, annexed in 1981
Occupancy	Vacant
Water service	Account holder
Sewer	No record
Violations	21.4.16.A Structure intended for occupancy requires application for Certificate of Occupancy 54.22.b.6 inadequate or unsanitary sewage or plumbing
Status	Owner is in constant contact, model sheds on site but business is no longer in operation.

HOLLY LN



Observations: New activity on property. Currently being monitored monthly.

Status: No response from owner. No assigned street address.

2357 VISTA DR



- Observations: Property changed ownership twice in last 4 months.
Property being monitored monthly.
- Status: Public Works had previously used this lot as a staging area for roadwork with this lot misidentified as a city owned lot.

5500 HOLLY LN



Occupancy:	Business operation
Water service:	No record
Sewer:	No record
Violations:	21.8.9.2.a Outdoor Storage 54.22.g Dilapidated structure 54.22.b.1 Trash, debris and junk 54.22. Parking on unimproved surface 21.13.1.A Clearing and grading without a permit
Status:	Property owner has not responded to warnings or notices. No restrooms on site for employees. Uses RV as office space. UPDATE- mostly cleared.

5412 HOLLY LN



Occupancy:	Occupied- tenant confirms lives in RV.
Water service:	No record of service
Sewer:	No record
Violations:	54.24.c Occupancy of RV 54.22.b.6 Inadequate or unsanitary sewage or plumbing 54.24 Parking on front yard 54.22.b.1 Trash, debris, junk scattered 54.38 Junk vehicle
Status:	Owner is non-responsive; tenant claims to not have owner contact information. Annexed 1990



5408 HOLLY LN



Built:	Tax assessor lists 1980, annexed 1990
Occupancy:	Occupied by tenant
Water service:	Tenant is account holder
Sewer:	No record
Violations:	54.22.b.6 Inadequate or unsanitary sewage or plumbing 54.24 Parking on grass 54.22.g Accessory structure shall be maintained 54.22.b.1 Trash, debris on exterior
Status:	Owner and tenant are non-responsive

2420 PINE ST



Built:	Tax Assessor listed a building as Storage
Occupancy:	Occupied by owner
Water service:	Account holder
Sewer:	No record
Violations:	18.105.1 Install of mobile home without permit 54.22.b.6 Inadequate plumbing/sewer 54.22 Parking, accumulated debris 18.105 Building without a permit 54.22.g Accessory structure shall be maintained, 21.8.2.C Accessory structure in easement 90.44 Extension of water service
Status:	Owner is non-responsive; a portion of the home is in the ROW. Provides water to 3 other properties: 5404 Holly, 2412 Tulip, 2413 Birch

2421 TULIP ST



Occupancy:	Unknown
Water service:	No record
Sewer:	No record
Violations:	54.22.b.1 Trash, debris and junk scattered
Status:	No response from property owner. Appears to be in ROW. Unable to locate RV owner.

5404 HOLLY LN



Installed:	No records in City or on Tax Assessor
Occupancy:	Occupied by tenant
Water service:	Tapped into 2420 Pine
Sewer:	No record
Violations:	18.105.1 Install of mobile home without permit 54.22.b.6 Inadequate plumbing/sewer 54-24 Parking on the grass 90.52 Procuring water by fraud
Status:	Owner is non-responsive and owns several lots.

2.06.2023

5400 HOLLY LN



Installed:	No record in City records or on Tax Assessor
Occupancy:	Occupied by tenant
Water service:	Tapped into 2416 Birch
Sewer:	No record
Violations:	18.105.1 Install of mobile home without permit 54.22.b.6 Inadequate or unsanitary sewage or plumbing 54.24 Parking on front yard 90.52 Procuring water by fraud
Status:	Owner is non-responsive; tenant claims to not have contact information for owner. Recently broken windows, removal of items appears to be vacant as of March 20, 2024

2425 BIRCH ST



5.05.2023

Occupancy:	Occupied by unidentified person
Water service:	No record
Sewer:	No record
Violations:	54.22.b.1 Trash, debris and junk scattered 54.24.c RV Occupancy prohibited 54.22.b.2 Inoperable motor vehicle
Status:	Occupant replied to notice, made statements that intends to stay.

5208 HOLLY LN



Violations:	21.13.1 Clearing and Grading without a Permit
	21.13.2 No approved Grading or Erosion Measures
	21.13.4 No approved Storm Water Management Plan
Status:	78-121 Right of Way Construction
	NOV issued 10.28.2020 by City Engineer. No response from owner.

2417 BIRCH ST



Installed:	No record in City or on Tax Assessor
Occupancy:	Presumed occupied, unable to identify
Water service:	No record
Sewer:	No record
Violations:	18.105.1 Install of mobile home without permit 54.22.b.6 Inadequate plumbing/sewer 54.22.b.1 Trash, debris and junk scattered
Status:	Owner is non- responsive. As of March 2024, appears vacant.

2413 BIRCH ST



Installed:	No record in City or on Tax Assessor
Occupancy:	Appears vacant.
Water service:	Tapped into meter owned by 2420 Pine
Sewer:	No record
Violations:	18.105.1 Install of mobile home without permit 54.22.b.6 Inadequate plumbing/sewer 54.28.a Large appliance not in operation on the exterior is prohibited. 90.52 Procuring water by fraud
Status:	Owner nonresponsive, water provided by 2420 Pine

2416 BIRCH ST



Built:	Tax assessor records show 1950 with an addition in 2010, annexed in 1990. 3 parcels combined at county.
Occupancy:	Occupied by owner
Water service:	Holds account
Sewer:	No record, owner cannot produce record.
Violations:	18.105.1 Install of mobile home without permit 54.22.b.1 Trash, debris and junk scattered 21.5.B.7 No more than 1 primary dwelling on property 54.24.c RV Occupancy prohibited 54.22.b.6 Inadequate plumbing/sewer 90.44 Extension of water service
Status:	Owner is in constant contact, has more than 1 dwelling (2 structures/1 mobile home/1 RV) , all appear to be occupied. Provides water to 5400 Holly.

2412 TULIP ST



Installed:	No record in City or on Tax Assessor
Occupancy:	Appears vacant, no record of structure
Water service:	Tapped into meter owned by 2420 Pine
Sewer:	Guadalupe County record dated 1994.
Violations:	18.105.1 Install of mobile home without permit 54.22.b.6 Inadequate plumbing/sewer 54.18.e Unsecured vacant structure 90.52 Procuring water by fraud
Status:	Owner non-responsive

2412 PINE ST

12.06.2023



Installed:	No record in City or on Tax Assessor. First observed in December 2023.
Occupancy:	Appears vacant
Violations:	18.105.1 Installation without a permit.
Status:	Owner responded to notice. Stated would comply with City. No water/sewer service.

21

5209-5213 HOPE LN



Installed:	No record on Tax Assessor
Occupancy:	Business operating
Water service:	No water
Sewer:	No record
Violations:	21.8.9.2.a Outdoor Storage 54.22.g Dilapidated structure 54.22.b.1 Trash, debris and junk 21.10.2 Parking on unimproved surface 21.13.1.A Clearing and grading without a permit
Status:	Property owner is non-responsive. No restrooms on site for employees, business appears to be on two properties owned by different owners.

2333 TULIP ST



Violations: 21.13.1.A Clearing and Grading without a permit

Status: New owner stated would comply. Purchased in Dec 2023 to build a home.

2.14.2024

2341 PECAN ST



2019
\$10,649



2021
\$10,634



2023
\$120,879

Built:	Tax Assessor lists residence in 1961, annexed portion in 1974 and a remaining portion in 1990.
Occupancy:	Occupied by owner
Water service:	None, claims to haul water
Sewer:	Guadalupe County has record of septic, owner claims to use buried tank.
Violations:	21.4.16 Construction without a permit 54.22.b.6 Inadequate or unsanitary sewage or plumbing 54.24 Parking on front yard 54.22.b.1 Trash, debris, junk scattered
Status:	Owner has provided some documents of purchase in 2021, issued 3 stop work orders in 2023. Uses property as business and residential. Previous owner used as business only. Buildings overlap parcel lines. Continues to build. Uses RV as an office.

2409 PECAN ST



Violations: 21.13.1.A Clearing and Grading without a permit.
54.22.b.1 Trash, debris and junk scattered

Status: Owner appears to be storing construction debris on property.

2401 SUMMIT DR



Occupancy:	Assumed vacant
Water service:	No record
Sewer:	No record
Violations:	54.22.g Dilapidated fence/accessory structure 54.22.b.1 Trash, debris, junk scattered 54.22.b.4 Vegetation and weeds over 8 inches
Status:	No contact from owners

2332 ROSE DR



Violations: 21.13.1.A Clearing and Grading without a permit.
54.22.b.1 Trash, debris and junk scattered
54.24.c RV Occupancy prohibited

Status: New Owner purchased in Nov 2023 to store his RV, agreed to remove in January 2024. As of March 2024, RV/vehicles stored on site and owner has added items.

19050 IH 35 N



Occupancy:	Occupied by tenant, no Certificate of Occupancy
Water service:	Account holder
Sewer:	No record of service
Violations:	21.4.16.A Structure intended for occupancy requires application for Certificate of Occupancy 54.22.b.6 Inadequate or unsanitary sewage or plumbing 21.8.9.2.A.b Outdoor storage not screened. 54.22.b.1 Trash, debris, junk scattered
Status:	Conducts business on other properties and in the right of way.



6001-05 HOPE LN



Occupancy:	Business operating – RV Storage.
Water service:	No record
Sewer:	No record
Violations:	21.8.9.2.a Outdoor Storage 54.22.g Dilapidated structure- demolished, debris on site 54.22.b.1 Trash, debris and junk 54.22.b.2 Inoperable motor vehicle 21.13.1.A Clearing and Grading without a permit
Status:	Property owner indicated he would comply. Owns 8 properties. Shows no improvement.

